

# FREESTANDING BUILDING AVAILABLE FOR LEASE

816 SPRINGFIELD COMMONS DRIVE | RALEIGH, NC 27614



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# PROPERTY DASHBOARD

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**6,725 SF**

**TOTAL SQUARE FEET**

**\$28 | SF**

**LEASE RATE**

**RETAIL**

**USE**

**SINGLE**

**TENANCY**

**NNN**

**LEASE TYPE**

- Unique and select small standalone building located ACROSS FROM North Ridge Country Club
- Spacious and versatile layout suitable for a variety of purposes
- Features high ceilings of approximately 16 feet with clear visibility
- Fully equipped with 100% HVAC system for comfort
- Ample parking with 54 striped parking spaces available
- Includes three bathrooms for convenience
- Please note that this property has restrictions on use, prohibiting its usage as an event space, sweepstakes venue, tobacco OR nightclubs.







816

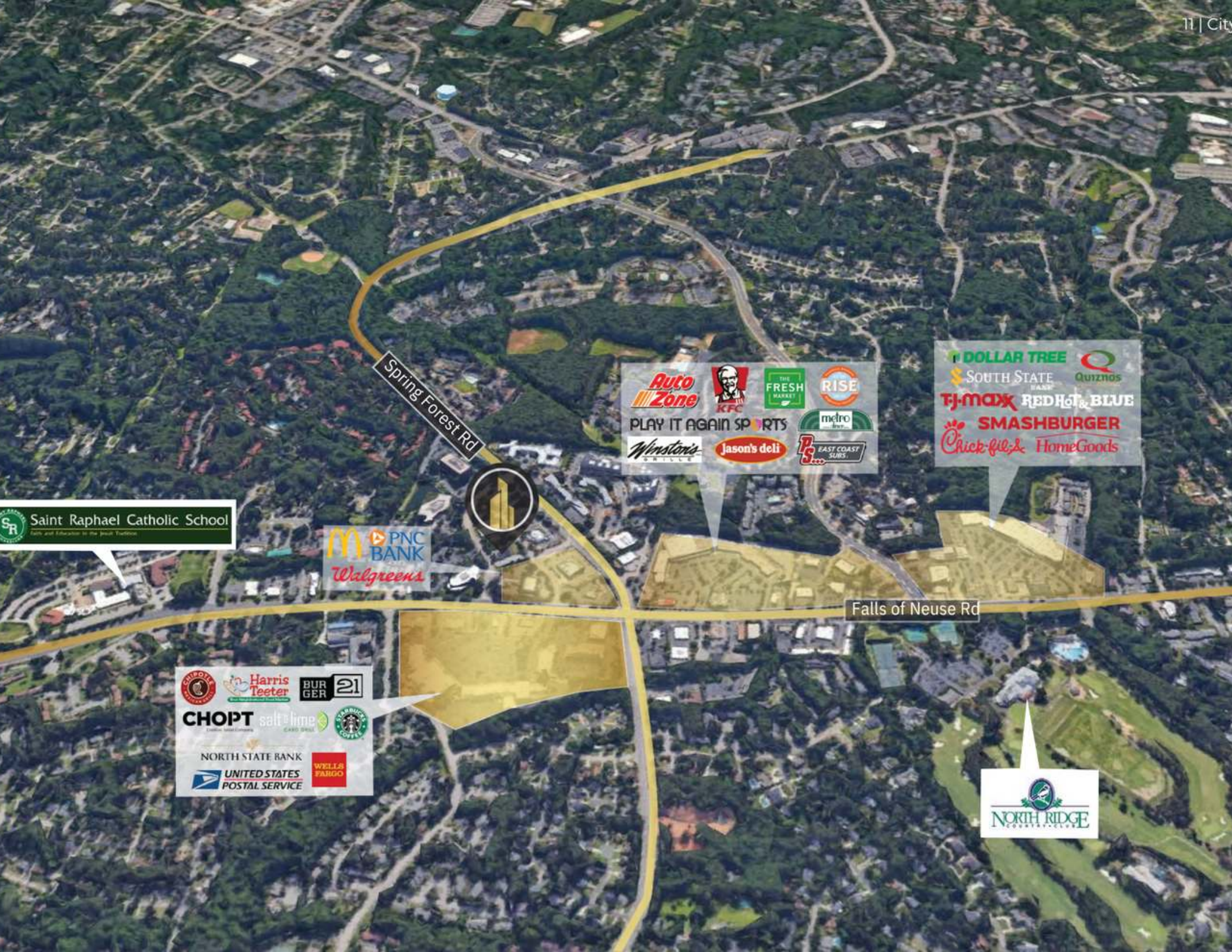


Spring Forest Rd

Falls of Neuse Rd

Spring eld Commons Dr





Spring Forest Rd

Falls of Neuse Rd

**Saint Raphael Catholic School**  
 Faith and Education to the Great Tradition

**McDonald's**  
**PNC BANK**  
**Walgreens**

**Auto Zone** **KFC** **THE FRESH MARKET** **RISE**  
**PLAY IT AGAIN SPORTS** **metro**  
**Winston's** **Jason's deli** **PS EAST COAST SUBS**

**DOLLAR TREE** **Quiznos**  
**SOUTH STATE EAST**  
**TJ-MAXX** **RED HOT & BLUE**  
**SMASHBURGER**  
**Chick-fil-A** **HomeGoods**

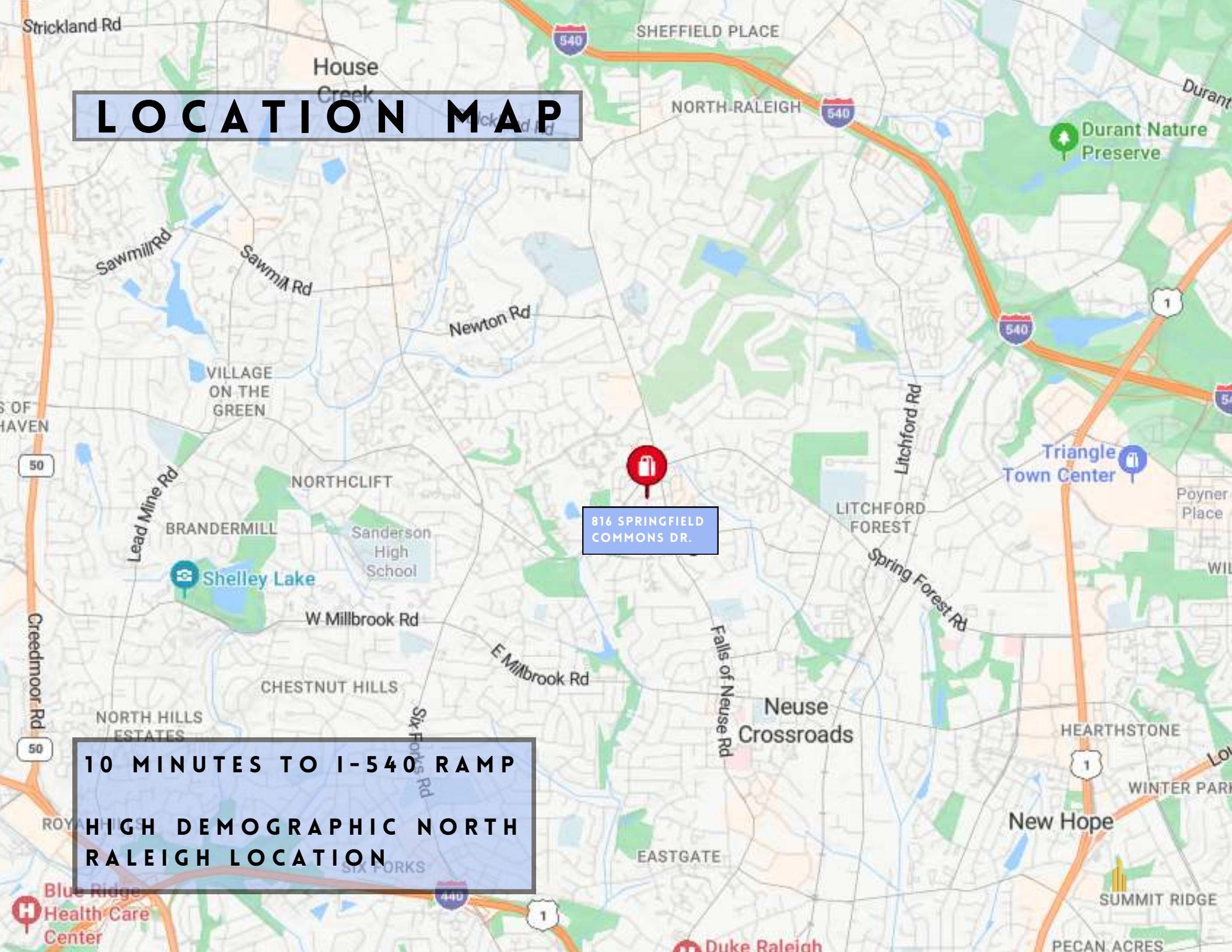
**CHOPPE** **Harris Teeter** **BURGER 21**  
**CHOPT** **salt & lime** **STARBUCKS**  
**NORTH STATE BANK** **WELLS FARGO**  
**UNITED STATES POSTAL SERVICE**

**NORTH RIDGE**  
 GOLF & COUNTRY CLUB

# LOCATION MAP

816 SPRINGFIELD COMMONS DR.

10 MINUTES TO I-540 RAMP  
HIGH DEMOGRAPHIC NORTH  
RALEIGH LOCATION





# MARKET OVERVIEW: RALEIGH, NC

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RALEIGH IS THE CAPITAL OF THE STATE OF NORTH CAROLINA AND THE SEAT OF WAKE COUNTY IN THE UNITED STATES. RALEIGH IS THE SECOND-LARGEST CITY IN THE STATE, AFTER CHARLOTTE. RALEIGH IS KNOWN AS THE "CITY OF OAKS" FOR ITS MANY OAK TREES, WHICH LINE THE STREETS IN THE HEART OF THE CITY. THE CITY COVERS A LAND AREA OF 142.8 SQUARE MILES. THE U.S. CENSUS BUREAU ESTIMATED THE CITY'S POPULATION AS 479,332 AS OF JULY 1, 2018. IT IS ONE OF THE FASTEST-GROWING CITIES IN THE COUNTRY.

RALEIGH IS HOME TO NORTH CAROLINA STATE UNIVERSITY (NC STATE) AND IS PART OF RESEARCH TRIANGLE PARK (RTP), TOGETHER WITH DURHAM (HOME OF DUKE UNIVERSITY AND NORTH CAROLINA CENTRAL UNIVERSITY) AND CHAPEL HILL (HOME OF THE UNIVERSITY OF NORTH CAROLINA AT CHAPEL HILL). THE "TRIANGLE" NICKNAME ORIGINATED AFTER THE 1959 CREATION OF THE RESEARCH TRIANGLE PARK, LOCATED IN DURHAM AND WAKE COUNTIES, AMONG THE THREE CITIES AND THEIR UNIVERSITIES. THE RESEARCH TRIANGLE REGION ENCOMPASSES THE U.S. CENSUS BUREAU'S RALEIGH-DURHAM-CHAPEL HILL COMBINED STATISTICAL AREA.

MOST OF RALEIGH IS LOCATED WITHIN WAKE COUNTY, WITH A VERY SMALL PORTION EXTENDING INTO DURHAM COUNTY. THE TOWNS OF CARY, MORRISVILLE, GARNER, CLAYTON, WAKE FOREST, APEX, HOLLY SPRINGS, FUQUAY-VARINA, KNIGHTDALE, WENDELL, ZEBULON, AND ROLESVILLE ARE SOME OF RALEIGH'S PRIMARY NEARBY SUBURBS AND SATELLITE TOWNS.

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